



AGENDA

HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR Room B-8 – Lower Level - Civic Center 2000 Main Street Huntington Beach California

WEDNESDAY, JANUARY 28, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Ethan Edwards, Rami Talleh, Kimberly De Coite (recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2008-026; CONDITIONAL USE PERMIT NO. 2008-050 (SAWYER RESIDENCE)

APPLICANT: Jay Golison, JWG Design Development

REQUEST: **CDP:** To permit (a) the demolition of an approximately 4,000 sq. ft. existing single-family residence; and (b) the construction of a three-story, 7,240 sq. ft. single-family residence. **CUP:** To permit a single-family dwelling with (a) an approximately 1,350 sq. ft. third-floor habitable area; (b) two third-story decks totaling approximately 233 sq. ft.; and (c) an overall building height of approximately 34 feet. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignment, building pad height, and floor plan layout.

LOCATION: 16462 Malden Circle, 92649 (north side of Malden Circle, west of Peale Lane – Gilbert Island, Huntington Harbour)

PROJECT PLANNER: Ethan Edwards

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.